

Lower Paxton Township Planning Commission

Meeting Minutes

May 04, 2016

Commissioners Present

Stephen Libhart
Roy Newsome
Douglas Grove
Lori Staub
Lisa Schaefer
Dianne Moran

Also Present

George Wolfe, Lower Paxton Township Manager
Amanda Zerbe, Lower Paxton Township Zoning Officer
Nick Gehret, Lower Paxton Township Codes Officer
Andrew Bomberger, DCPC
David Spotts, Lower Paxton Township Public Safety Director

Call to Order

Mr. Libhart called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance

Mr. Libhart led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Libhart asked if there were any questions or changes for the Minutes of February 3, 2016 or April 6, 2016. Mr. Newsome made a motion to approve the February 3, 2016 and the April 6, 2016 Planning Commission Meeting minutes. Mr. Grove seconded the motion and a unanimous vote followed.

New Business

Ordinance No. 16-01

Mrs. Amanda Zerbe stated that the Lower Paxton Township received the Ordinance 16-01. The proposed text amendment changes the definition of "government facility, other than township-owned", permitted uses in the Institutional/Semi- Public category, and the minimum front yard setback in the IN, Institutional District. The amendments are proposed to three (3) sections of the Lower Paxton Township Zoning Ordinance.

1. Section One: Government Facility, Other than Township- Owned- A use by a government, government agency or government authority for valid public health, public safety or similar government purpose, and which is not owned by Lower Paxton Township or an authority

created solely by Lower Paxton Township. This term shall not include uses listed separately in the table of uses in Article 3, such as "publicly owned recreation." This term shall not include a prison.

2. Section Two: Districts permitted in the Institutional/Semi-Public uses.
3. Section Three: The minimum Front Yard Setback in the IN, Institutional District is hereby amended by the deleting forty feet (40') and inserting thirty feet (30') for buildings possessing less than 10,000 square feet of total floor area and forty feet (40') for buildings possessing 10,000 square feet or more of total floor area.

Commissioner questions

Mrs. Staub asked about Harrisburg Hunters and Anglers as a non-conforming use in the AR/CO-AR is permitted as it currently exists?

Ordinance 16-02

Mrs. Amanda Zerbe stated that the Lower Paxton Township received the Ordinance 16-02, which proposes an amendment to the Zoning Map of Lower Paxton Township.

The applicant proposed to change Parcel One from R1 to Industrial Zoning District. This parcel is on Locust Lane abutted to the east by the United Water property and to the west by Pine Hollow. Parcel Two includes the ballparks and the Lower Paxton Township Public Works facility. The proposal is to change from R1 to Industrial. This parcel is located south of, west of Dauphin County Technical School, east of and north of Public Works. This parcel is 3.8 acres in size. Parcel three is south of Willow Green subdivision and west of the Public Works site. The proposal is to change from Institutional to R1-low density. This parcel is 8 acres divided by a stream, 20 feet drainage easement.

Comprehensive Plan differs slightly, recreational remainder to Institutional, amend to affect the changes. Mr. Newsome stated that there is no requirement of the Comprehensive Plan if it is not amended.

Mr. Grove asked for clarification of ownership of Parcels 1 & 2. Parcel 1 is owned by Dauphin County Industrial Authority. Mrs. Staub asked if the parcel stands alone. Lower Paxton owns lots 2&3, while DCIA owns lot 1.

Mr. Jim Diamond was present representing the plan for Dauphin County. He stated that the Magisterial District Justice office will be updated and beautify the neighborhood courts.

Judge Judy, from the District Justice Association, stated that the District Judges court contends with everyday issues. He explained what occurs in a District Justice office, and that once a week there is a District Attorney and a Public Defender present and also police presence every day. District Magistrates also perform weddings, divorces, custody and civil matters. Mr. Grove questioned the number of police presence at the Judges office, Mr. Judy answered that two or three officers could be present at a time. There could be up to twenty five hearings fifteen minutes apart during one day.

Director Mr. David Spotts commented on the District Justice offices and the safety. He believes the neighborhood is safer with a District Justice office and has not seen any risks or problems with safety.

Mr. Diamond could not speak to deed restrictions. Ms. Haschert questioned the commercial agreement sale Institutional, commercial not IDA. Mr. Libhart stated that the bill of sale was not the issue going before the Planning Commission.

Mr. Tim Murphy questioned that this has been going on for six months, ordinance 16-01 changes rolled Section D public use into Section C page 2, section D item D fixed a,b,e,f. Mr. Wolfe and Mr Libhart stated any request can be made. Mr. Murphy stated that D moved to C with no D. The frontage of the building -36 feet on Locust Lane for the right of way to meet individual needs, why reduce the frontage? He commented that the proposed Magisterial Justice building base and the construction has already started.

Ordinance 16-02

Mr. Murphy stated that the rezoning should have transpired previously. Mr. Libhart stated that not under the land subdivision plan.

Mr. Tim Murphy questioned the zoning permit violation in September 2015 . It was recommended by the Planning Commission to correct the zoning district. Mr. Libhart stated that the transfer of land is not the issue. Mr. Murphy questioned who is going to take responsibility for zoning 1-15. The Ball field is finished.

Mr. Forest Shuey, 5917 Shope Place, stated that this project will increase traffic and criminals at the expense of the neighbors. He asked if that mattered.

Ms. Cathy Luckie, 1520 Nittany Lane, questioned the protection of the neighborhood. Will the third section make a difference?

Mr. Andrew Girardi, 5839 Snell Drive, questioned Mr. Wolfe if there is a rezoning agreement or written contract for Pine Hollow at this time? Mr. Wolfe answered not at this time it is in the works. Mr. Girardi asked if you can you build the Magisterial District Justice office right now? Mr. Wolfe stated the answer is no, it is not that simple.

Mr. Newsome commented, prior to making a motion this is not the best example. It has contained a lot of information. Good proposal on the rezoning of Locust Lane and questioning section three (3).

Mr. Newsome made a motion to recommend approval of Ordinance 16-01 and Ordinance 16-02 with amendments 1 and 2 with the exception of dropping rezoning of section 3, Industrial land and keep at original zoning. Mrs. Staub seconded the motion and a unanimous vote followed.

Comprehensive Plan

Mr. Libhart discussed the requirement of a consultant and attending the Supervisors Workshop on May 10, 2016. at 5:30pm.to issue a letter of support and reissue letter of execution support.

Mr. Grove made a motion to approve the movement. Mr. Newsome seconded the motion and a unanimous vote followed.

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The Planning Commission members discussed an alternate member for the Lower Paxton Planning Commission. It was suggested to be before the June 2016 meeting including interviews.

Next regular Meeting: June 1, 2016

The next Lower Paxton Township Planning Commission Meeting will be June 1, 2016 at 7:00pm.

Adjournment

Mrs. Staub made a motion to adjourn the meeting. Ms. Schaefer seconded the motion. The meeting adjourned at 9:20pm.

Sincerely submitted,

A handwritten signature in cursive script, appearing to read "Michele Kwasnoski".

Michele Kwasnoski
Recording Secretary